



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED & VERSATILE 3-4 DOUBLE BEDROOM
CHALET BUNGALOW SET IN THIS CONVENIENT LOCATION
JUST OUTSIDE OF WAREHAM TOWN CENTRE.
INTERNAL VIEWING RECOMMENDED**



Worgret Road, Wareham, Dorset BH20 4PH

PRICE £795,000



Location:

The property is set on the walls of The Saxon Walled Town of Wareham within a short walk are local cafes, shops bars & the independent cinema. The main focal point of the town also within walking distance is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, sports centre, popular schools, St Martins Church and the museum. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

Measurements:

Lounge	17'3" (5.27m) x 12' (3.67m)
Dining Room	26' (7.94m) x 12'1" (3.68m)
Kitchen	13'10" (4.22m) x 12'1" (3.69m)
Utility Room	14'6" (3'10" (1.17m)
3 rd Rec/bedroom	11'5" (3.50m) x 10'8" (3.27m)
Bedroom 1	16'5" (5.02m) x 15' (4.58m)
Bedroom 2	13'4" (4.08m) x 12' (3.66m)
Bedroom 3	16' (4.89m) max x 10'10" (3.31m)
Bathroom	10'3" (3.19m) x 8'3" (2.53m)
Shower Room	8' (2.43m) x 5'2" (1.59m)
Workshop	24' (7.32m) x 10' (3.04m)

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The Property:

This very well-presented chalet bungalow is accessed via an opaque glass panelled front door leading through into the entrance hallway where there are stairs to the first-floor accommodation with an understairs storage cupboard, a vertical radiator & a deep cloaks cupboard with shelving & a hanging rail.

The spacious & modern open plan living/dining has stripwood flooring running through out with a fireplace. The room enjoys a double aspect with upvc double glazed patio doors out to the rear garden with matching windows to the side & double-glazed Velux windows. The room opens out into the modern kitchen which comprises of a range of cupboards at base & eye level with soft closing drawers. A four-ring ceramic hob is set into the work surface with an extractor above & a double oven to the side. There is space for an upright fridge/freezer. A one & a quarter bowl sink with side drainer is set into the work surface with a upvc double window with views of the rear garden. There is space for a breakfast table & chairs. A square arch leads through into the utility room which has a continuation of work surfaces & cupboards. There is space & plumbing for a washing machine, a tumble drier & for an additional under the counter appliance. A upvc double glazed window looks out to the side aspect with a glass paneled door out to the rear garden. There is an integral doormat & a radiator.

Glass panelled doors lead from the family/dining area into the sitting room which has a continuation of the wood flooring, a upvc double glazed bay window with a radiator beneath & views of the front garden.

The downstairs bathroom comprises of a wc, a wash hand basin set into a vanity unit with storage below & a step in corner bath with splashback mosaic tiling with an overhead rainfall & handheld showers. The room has a fitted mirror with splashback tiling, a heated towel rail, an opaque upvc double glazed window

to the side aspect, tiled flooring, an extractor fan & a useful triple sliding door cupboard with slatted shelving.

The downstairs double bedroom could be used as a home office if desired it has a upvc double glazed window to the front aspect with a radiator beneath.

Stairs lead up to the landing where there is a vaulted ceiling, fitted shelving & a Velux window to the front aspect.

The master bedroom enjoys a triple aspect with upvc double glazed windows overlooking the rear garden with a Juliet balcony. There are two double glazed Velux windows to either side & radiators beneath. The room benefits from fitted wardrobes with hanging rail & storage space plus access to under the eave's storage.

The second bedroom is a double sized room with two upvc double glazed windows to the side aspect. The room has a radiator, fitted wardrobes with hanging rail & storage space, an additional fitted cupboard to the side & access to under the eave's storage space with hanging rail & automatic light.

The third bedroom is a double sized room enjoying a double aspect with upvc double glazed windows to front & to side. There is a radiator & a useful cupboard with automatic light.

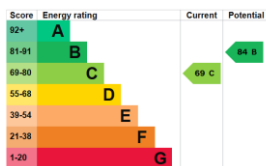
The modern shower room has a wc, a wash hand basin with splashback tiling & a fitted mirror, & a shower cubicle with a wall mounted shower with splashback tiling. The floor is tiled plus there is a heated towel rail, a double-glazed Velux window to the side aspect & an extractor fan.

Parking:

Off road parking is provide by a spacious brick paved driveway providing parking for a number of vehicles leading up to a covered porch.

Garden:

The rear garden has an extensive patio area abutting the property with a matching path around the garden. It is enclosed by fencing & is predominately laid to lawn with raised beds and mature shrubs. At the side of the property are security gates, storage area, outside tap, outside electrical points, a shed with power and light with an attached log store and a gate giving access to the playing fields beyond. The front garden is laid to lawn with mature shrubs surrounding.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.